

PACIFIC VIEW CONDOMINIUM ASSOCIATION
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SUBJECT: JUNE, 2024 HOMEOWNER'S MEETING MINUTES

A Special Meeting of the Pacific View Homeowner's Association was held on Saturday, June 15, 2024.

Location: Lewis and Clark Bank, 1150 N. Roosevelt Dr., Seaside, OR 97138

- 1. Call to Order – Scott Samuelson**
- 2. Roll Call –**
 - a. 21 units represented. Quorum confirmed.**
- 3. Introduction of Board Members**
- 4. Old Business**
 - a. Landscape irrigation discussion. Decision to provide water to east side of building. Request to landscape committee to provide a plan for irrigation system before proceeding. \$10k has already been approved. Additional funds, if required, will need a vote by owners.**
 - b. Pool liner repair - Vote and approval to include this work in the amount of the special assessment.**
 - c. Motion was made and passed unanimously to approve \$13k adjustment to budget to pay for the J2 Study**
 - d. Elevator Update – Paul is actively working on a solution so that the elevator company does not have to come and reset the elevator every time it stops working due to storms/power outages. He will forward the solution to the Board ASAP.**
- 5. New Business - Building Repairs**
 - Scott recounted the process of conducting a Reserve Study and summarized findings.**
 - Tom gave a presentation on the history of the building (presentation will be posted to website for all to see/review) and details on the current condition.**
 - Scott presented proposed work and priorities recommended by the board, which will include: Roof, West Side Repair (including columns, beams -as necessary- deck surfaces, new sliding doors and windows), South Side Siding and Pool Liner repair**

- \$1.7 Million is the proposed amount needed for the project.
- It was decided that a *Special Assessment is the best way to finance the repairs
- Motion was made and passed unanimously to approve the construction project as it was presented today
- Motion was made and passed unanimously to pay off the pre-existing loans (approximately \$30k) as part of the construction project

6. Next Steps

Board will now work on a construction schedule and will present details to the homeowners when they have additional information

7. New Business

ByLaws

Alice brought up the outstanding need to finalize the ByLaws. The Board has agreed to have the ByLaws finalized by the next Homeowner's Meeting

8. Meeting was adjourned at 12:20 pm

* The special assessment amount calculated to total \$1.7 million is \$63,000 per unit. The schedule for payment by owners will be split into three payments:

1. \$25,000 due on 8/15/2024 (X27=\$675,000)
 2. \$20,000 due on 12/31/2024 (x27=\$540,000)
 3. \$18,000 due on 2/28/2025 (x27=\$486,000)
- Total = \$1,701,000